



1419 S DENVER

1419 SOUTH DENVER AVENUE

TULSA, OK 74119

For Sale

CBRE



Property Overview

The 1419 S Denver building presents an attractive investment opportunity in a former credit union building, offering 9,020 sq. ft of space, spread equally over two floors. The building is versatile, suitable for both financial institutions and traditional office users. Interior features include 14 hard wall offices, a conference/training area, a break room, multiple restrooms, and an elevator. The existing credit union lobby can easily be converted into an open area for workstations.

Constructed in 2009, the building is zoned OM. It has an ample parking with 29 spaces, 19 of which are located in a secure, gated lot. There is also potential for expanding the parking field. The property's modern amenities, flexible design, and proximity to downtown Tulsa make it an excellent choice for businesses seeking a professional and convenient workspace.

PROPERTY HIGHLIGHTS

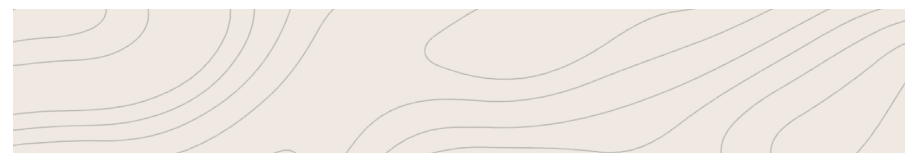
±9,020
Square Feet

±0.56
Acres

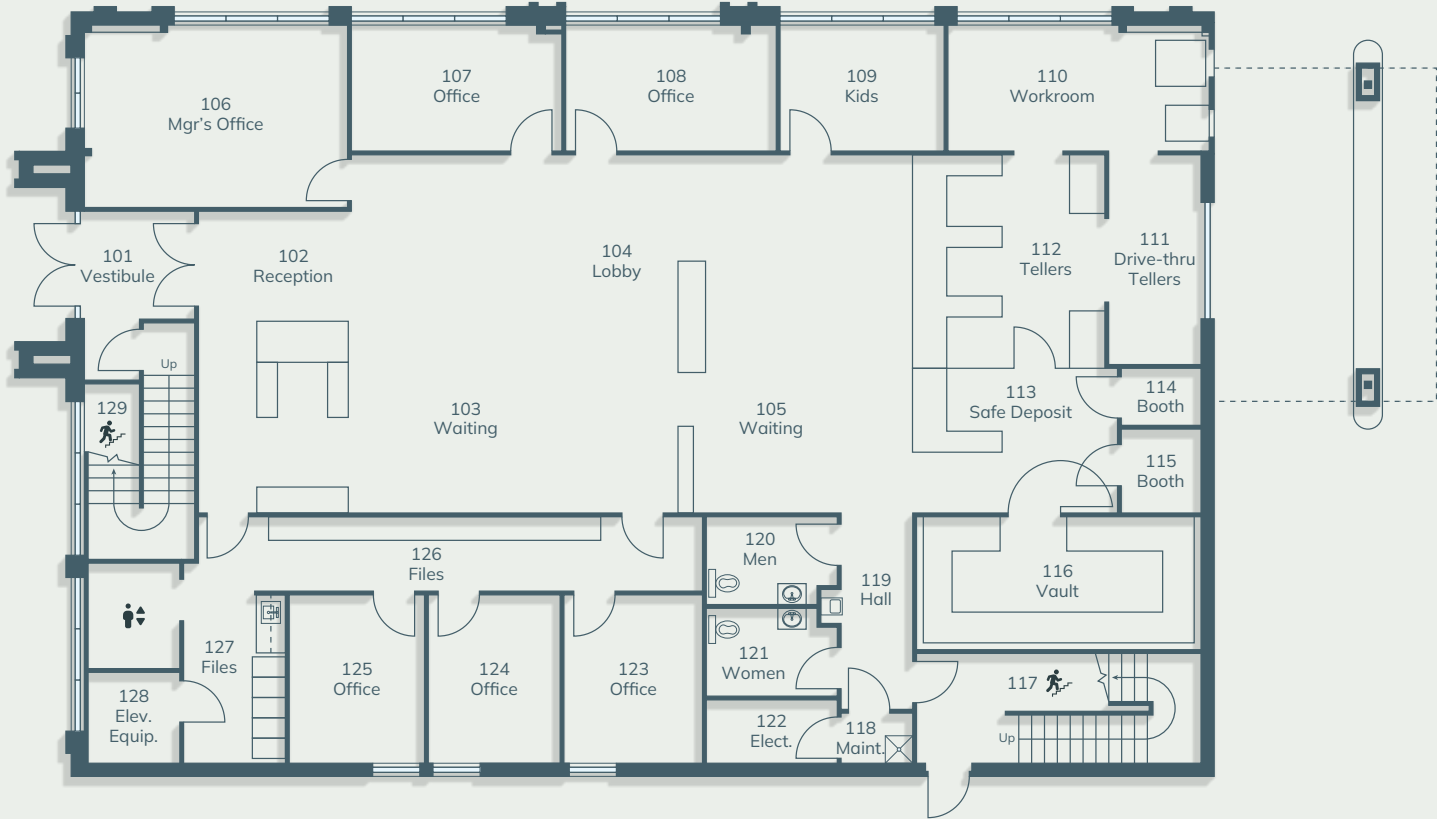
2009
Year Built

OM
Zoning

29
Parking Spaces



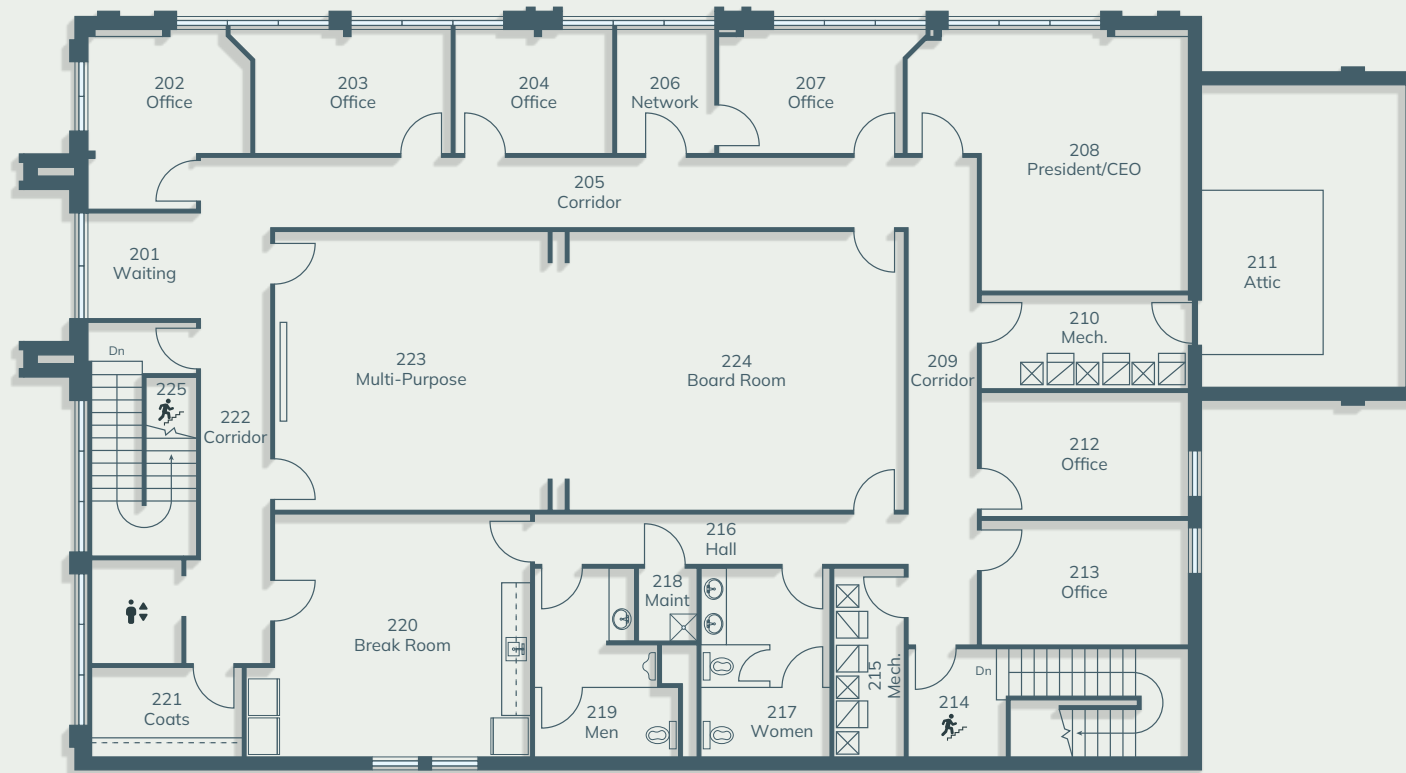
Floor Plan



FIRST FLOOR

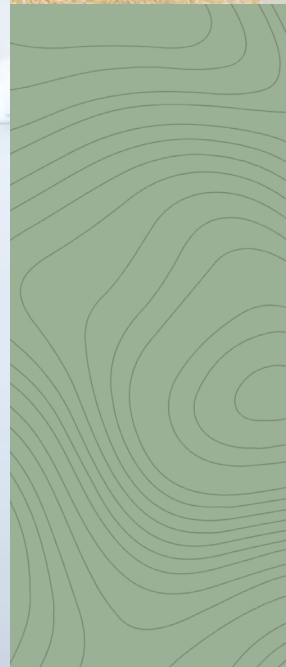
Stair | Elevator

Floor Plan



SECOND FLOOR

 Stair |  Elevator





AERIAL VIEW



Building Specifications

1419 SOUTH DENVER AVENUE



±9,020
Net Rentable Area



800amp/208/120v
Power



Halon
Fire Suppression



±0.56 Acres
(±24,400 SF)
Land Area



29 Spaces
(19 in gated area+10 add'l)
Parking



9' Drop Ceiling
(with 2x2 acoustic tiles in grid)
Ceiling



OM
(Office Medium)
Zoning



6 Split Units
(with condensers on the roof)
HVAC



4 Total
(one men's and one women's on each floor)
Restrooms



2009
Built



One Passenger
Elevator



Metal Gabled
Roof



Cox & AT&T
Telcom



25KW Natural Gas Generac
Backup Generator

Property has potential
to be fully fenced/gated
for secure access.



Maple Ridge
T*MZ **GROCCER**
D'Alcandro's Italian Cuisine
tina's

Dream
Keepers Park

SOMA
TROPICAL AMERICANA
ROOFED
BAR & KITCHEN

DoubleShot
COFFEE COMPANY
Tulsa: [Oklahoma]

BILL & RUTH'S

QT
QuikTrip

Ron's
HAMBURGERS &
Chili

AMBASSADOR
HOTEL COLLECTION
TULSA

1419 S DENVER

Amenity Map

Area Demographics

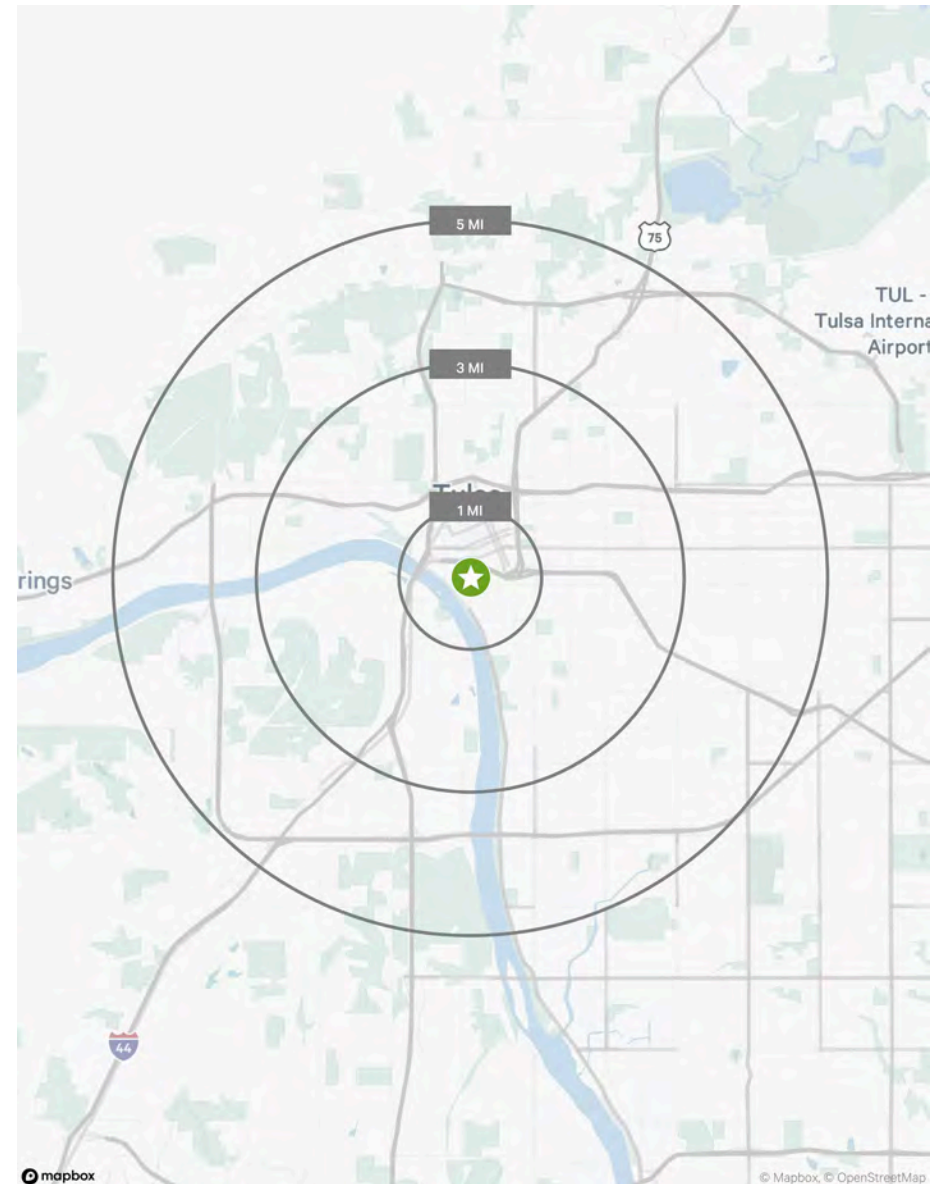
	1 Mile	3 Miles	5 Miles
Place of Work			
2024 Businesses	2,373	6,175	9,971
2024 Employees	41,071	93,035	132,217
Population			
2024 Current Population	10,443	66,223	164,813
2024 Daytime Population	45,111	126,076	218,418
2024 Median Age	38.0	37.4	37.6
2024 Avg HH Income	\$88,893	\$98,712	\$84,602
2024 Avg Housing Value	\$414,356	\$382,517	\$308,452

◆ 0.2 MILES TO HIGHWAY ACCESS

◆ 0.7 MILES TO COURTHOUSE

◆ 1 MILE TO CHERRY STREET

◆ 1.3 MILES TO GATHERING PLACE



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